



Township of McKellar

701 Hwy. #124, P.O. Box 69, McKellar, Ontario P0G 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

Committee of Adjustment

NOTICE OF DECISION

TAKE NOTICE THAT the Committee of Adjustment for the Corporation of the Township of McKellar considered the following Application for minor variance under Section 45 of the Planning Act, R.S.O. 1990, c. P.13

APPLICATION NO. A/13/2023
Date of Hearing: December 5, 2023
Final Appeal Date December 25, 2023
Owner(s): Brian Brisbin

Property Location: 2 Lona Lane (MCKELLAR CON 8 PT LOT 24 PLAN 42M550 LOT 1 RP 42R10176 PART 6 RP 42R17851 PART 1 RP 42R21911 PARTS 1 AND 2)

DECISION

Whereas the applicant was granted a minor variance in 2007 (A/01/07) to permit a 48 square metre sleeping cabin on the subject property; and

Whereas the applicant was granted minor variance A/06/2023 earlier this year to permit an addition to the sleeping cabin allowing a maximum gross floor area of 53.2 square metres; and

Whereas the applicant is proposing to construct ~~covered~~ porch onto the aforementioned sleeping cabin being 14.4 square metres in size; *enclosed*

Whereas the applicant is seeking further relief of the maximum gross floor area of the sleeping cabin to permit a maximum gross floor area of 14.4 square metres from minor variance application A/06/2023;

Now Therefore, Be It Resolved That the Committee of Adjustment *enclosed* does hereby grant the Minor Variance Application A/13/2023 – Brisbin to permit relief of one ~~covered~~ porch addition to the existing sleeping cabin to have an increased maximum gross floor area as defined in Section 2.150 and regulated in Section 3.39 of By-Law 95-12, as amended, of 67.6 square metres. All other applicable Sections of By-Law 95-12, as amended, are to be complied with.

CERTIFICATION

I, Karlee Britton, Secretary-Treasurer of the Township of McKellar Committee of Adjustment, certify that the attached is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 5th day of December, 2023


Karlee Britton, Secretary-Treasurer

NOTICE OF THE LAST DAY FOR APPEALING THE DECISION

The last date for filing a notice of appeal to the Ontario Land Tribunal is the 25th day of December, 2023.

The applicant, the Minister or any other person or public body who has an interest in the matter may, within 20 days of the making of the decision, appeal to the Ontario Land Tribunal against the decision of the committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and or conditions and the reasons in support of the objection accompanied by a certified cheque or money order in the amount of Four Hundred dollars (\$400.00) made payable to the Minister of Finance.

The notice of Appeal must be submitted to the Secretary-Treasurer at the following address: Township of McKellar, PO Box 69, 701 Highway 124, McKellar, ON, P0G 1C0.



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I, Karlee Britton, Secretary-Treasurer of the Township of McKellar Committee of Adjustment, certify that as of December 25, 2023, no appeals have been filed against the aforementioned Decision re Application A/13/2023 (Brisbin) and that therefore this Decision is final and binding.

Dated this 25th day of December, 2023

Karlee Britton, Secretary-Treasurer

Key Map





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DECISION

APPLICATION NO. A/13/2023
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Owner(s): Brian Brisbin

Property Location: 2 Lona Lane (MCKELLAR CON 8 PT LOT 24 PLAN 42M550 LOT 1 RP 42R10176 PART 6 RP 42R17851 PART 1 RP 42R21911 PARTS 1 AND 2)

VARIANCE REQUESTED

The applicant is requesting a Minor Variance to permit the construction of a covered porch onto the existing sleeping cabin that exceeds the maximum gross floor area.

DECISION

Whereas the applicant was granted a minor variance in 2007 (A/01/07) to permit a 48 square metre sleeping cabin on the subject property; and

Whereas the applicant was granted minor variance A/06/2023 earlier this year to permit an addition to the sleeping cabin allowing a maximum gross floor area of 53.2 square metres; and

Whereas the applicant is proposing to construct ^{enclosed} covered porch onto the aforementioned sleeping cabin being 14.4 square metres in size;

Whereas the applicant is seeking further relief of the maximum gross floor area of the sleeping cabin to permit a maximum gross floor area of 14.4 square metres from minor variance application A/06/2023;

Now Therefore, Be It Resolved That the Committee of Adjustment ^{enclosed} does hereby grant the Minor Variance Application A/13/2023 – Brisbin to permit relief of one ~~covered~~ porch addition to the existing sleeping cabin to have an increased maximum gross floor area as defined in Section 2.150 and regulated in Section 3.39 of By-Law 95-12, as amended, of 67.6 square metres. All other applicable Sections of By-Law 95-12, as amended, are to be complied with.

THE REASONS FOR THE DECISION

It is the opinion of the Committee of Adjustment that the requested variance:

- i) is minor in nature
- ii) is desirable for the appropriate development or use of the land, building or structure;
- iii) maintains the general intent and purpose of Comprehensive Zoning By-law 95-12, as amended; and
- iv) maintains the general intent and purpose of the Official Plan.



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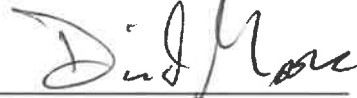
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EFFECT OF PUBLIC INPUT, IF ANY, ON LAND USE DECISIONS:

- The Committee of Adjustment received written and/or oral submissions before and/or during the hearing and has taken these submissions into consideration when making its decision


THE FOLLOWING COMMITTEE MEMBERS CONCUR WITH THE DECISION:


Chair – D. Moore


Member – M. Haskim


Member – M. Kekkonen


Member – R. Moore


Member – N. Ryeland


Member – D. Zulak

Dated this 5th day of December, 2023